



LDG

MONTAGU SQUARE

Marylebone

£1,895,000 STC



Montagu Square
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDRESS

Montagu Square, London

## POSTCODE

W1H 2LJ

## THE SPACE

Featuring high ceilings and an abundance of natural light, this graceful and spacious apartment is set predominantly over the raised ground floor of an elegant Georgian building.

## Specifics

Accommodation features a dual aspect reception room with views over Montagu Square and three double bedrooms (two which are en-suite). There is separate modern kitchen and a family bathroom, along with ample storage throughout the property.

Montagu Square is an historic garden square, set around a well-maintained residents garden, well positioned for the wide-open spaces of Hyde Park and Regents Park. Just a short stroll from Marylebone High Street you are also close to a feast of culinary delights on the nearby New Quebec Street and Crawford Street.

## ACCOMMODATION

### & FEATURES

- Corner Reception Room
- Three Bedrooms
- Three Bathrooms
- Separate Kitchen
- High Ceilings
- Views over Montagu Square
- 70 year lease

## ON YOUR DOORSTEP

The Grazing Goat  
Boxcar Baker + Deli  
The Duke of Wellington  
Santo Mare  
Locanda Locatelli

## PRICE

£1,895,000, subject to contract

## TENURE

Leasehold - 94 years from 29.09.99  
Therefore 70 years remaining

## SERVICE CHARGE

£848.75 per quarter

## GROUND RENT

Peppercorn

## COUNCIL TAX

Westminster Band G

## RESIDENTS PARKING

TBC

## COMMUTE

Marble Arch  
Bond Street  
Hyde Park  
Marylebone High Street

Montagu Square

# Montagu Square

Approximate Gross Internal Area = 136 sq m / 1461 sq ft



Floor Plan

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor

Upper Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972477)



Ready to talk?



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